

In re:
David Adenaike
Debtor

Case No. 16-13307-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Jul 03, 2024

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 05, 2024:

NONE

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
db	+ Email/Text: adekmoss@gmail.com	Jul 04 2024 00:42:00	David Adenaike, 1036 Pine Street, Darby, PA 19023-2000

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 05, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 3, 2024 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor Toyota Motor Credit Corporation andrew.spivack@brockandscott.com wbecf@brockandscott.com
ANTHONY ST. JOSEPH	on behalf of Creditor United States of America on Behalf of IRS anthony.stjoseph@usdoj.gov Mardella.Suarez@usdoj.gov,CaseView.ECF@usdoj.gov,Matthew.Pennell@usdoj.gov
BRETT ALAN SOLOMON	on behalf of Creditor PNC Bank National Association bsolomon@tuckerlaw.com, agilbert@tuckerlaw.com
CHRISTOPHER JOHN LEAVELL	on behalf of Creditor Franklin Mint Federal Credit Union cleavell@klehr.com lclark@klehr.com
CORINNE SAMLER BRENNAN	on behalf of Creditor Franklin Mint Federal Credit Union cbrennan@klehr.com scmccginly@klehr.com;nyackle@klehr.com

District/off: 0313-2

User: admin

Page 2 of 2

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DENISE ELIZABETH CARLON

on behalf of Creditor PNC Bank National Association bkgroup@kmlawgroup.com

JACK K. MILLER

on behalf of Trustee WILLIAM C. MILLER Esq. philaecf@gmail.com, ecfemails@ph13trustee.com

JASON BRETT SCHWARTZ

on behalf of Creditor Philadelphia Federal Credit Union bkecf@friedmanvartolo.com bankruptcy@friedmanvartolo.com

JILLIAN NOLAN SNIDER

on behalf of Creditor PNC Bank National Association jsnider@fbtlaw.com, rmccartney@fbtlaw.com

KENNETH E. WEST

ecfemails@ph13trustee.com philaecf@gmail.com

KEVIN G. MCDONALD

on behalf of Creditor Toyota Motor Credit Corporation bkgroup@kmlawgroup.com

MEGAN N. HARPER

on behalf of Creditor City of Philadelphia megan.harper@phila.gov Edelyne.Jean-Baptiste@Phila.gov

ROGER V. ASHODIAN

on behalf of Debtor David Adenaike ecf@schollashodian.com

STEPHEN VINCENT BOTTIGLIERI

on behalf of Creditor Delaware County Tax Claim Bureau sbottiglieri@tszlegal.com
ecfnotices@comcast.net;ToscaniStathesZoellerLLC@jubileebk.net

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 15

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re:

DAVID ADENAIKE,

: CHAPTER 13

:

Debtor.

: Bankruptcy No. 16-13307-amc

**CONSENT ORDER GRANTING LIMITED RELIEF FROM THE AUTOMATIC STAY
TO DELAWARE COUNTY TAX CLAIM BUREAU AND CONTINUING HEARING
ON DEBTOR'S OBJECTION TO CERTIFICATION OF DEFAULT**

The Delaware County Tax Claim Bureau, and the Debtor, David Adenaike, by and
through undersigned counsel, hereby stipulate and agree as follows:

1. Limited relief from the automatic stay under 11 U.S.C. §362 is **GRANTED** to the Delaware County Tax Claim Bureau to take any and all actions necessary to schedule the Debtor's home located at 1036 Pine Street, Darby, PA 19023 (the "Property"), for a tax sale in the ordinary course, to the extent that that overdue taxes on the Property would otherwise allow the Property to be included in the September, 2024 tax sale;
2. Delaware County Tax Claim Bureau may not expose the Property to tax sale on the date of the sale without a subsequent Order granting such further relief from the automatic stay;
3. Delaware County Tax Claim Bureau may seek further relief from the automatic stay permitting the Property to be sold at the September, 2024 tax sale, and a continued hearing at which such further relief may be considered is scheduled on Aug. 27, 2024, at 11:00 a.m.
4. By signing this Consent Order, Counsel for the Delaware County Tax Claim Bureau and the Debtor (collectively the "Parties") represent that the Parties are familiar with and understand the terms of this Consent Order and agree to said terms regardless of whether the Parties have signed this Consent Order. This Consent Order has been reviewed and agreed to by

the Parties on or before the dates set forth below, and is effective on the date of the last signature below. The undersigned hereby consent to the form and entry of the foregoing Consent Order.

REGIONAL BANKRUPTCY CENTER OF
SOUTHEASTERN PA, P.C., by:



Roger V. Ashodian
Attorney ID #42586
101 West Chester Pike, Suite 1A
Havertown, PA 19083
(610) 446-6800

Attorney for Debtor

TOSCANI, STATHES & ZOELLER, LLC, by:



Stephen V. Bottiglieri
Attorney ID # 87343
899 Cassatt Road, Suite 320
Berwyn, PA 19312
(610) 647-4901

Attorney for Delaware County Tax Claim Bureau

AND NOW, it is hereby **ORDERED** that the Consent Order between the Parties is
APPROVED and made an Order of Court.

BY THE COURT:

Date: July 3, 2024



HONORABLE ASHELY M. CHAN
UNITED STATES BANKRUPTCY JUDGE